

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Brian Dranzik, 278-5290

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, January 24, 2005 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

TAPE No. 9: Side A, #401 to EOT

TAPE No. 9: Side B, #001 to #267

PRESENT: Supervisors \*Clark, \*White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)  
\*Supervisors Clark and White were not present at the time of the roll call, but arrived shortly thereafter.

### SCHEDULED ITEMS:

#### HOUSING AND COMMUNITY DEVELOPMENT

1. 04ECD11 From Acting Director, Economic and Community Development, report on 2004 Community Development Program Year Fund Extension Requests.  
**(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 5A-#419)

#### **APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Jackson reviewed the subject report.

***The Committee took no action on this informational report.***

#### REAL ESTATE

2. 04-13 From Economic and Community Development, reporting on the status of excess property sales. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 5A-#439)

#### **APPEARANCE:**

Craig Dillman, Real Estate Services Manager

Mr. Dillmann reviewed the subject report.

***The Committee took no action on this informational report.***

### SCHEDULED ITEMS (CONTINUED):

3. 05-14 From Acting Director, Economic and Community Development, regarding offer to  
(a)(a) purchase on a County-owned property located at 2109 11<sup>th</sup> Avenue, South Milwaukee, Wisconsin. (Tape 5A-#454)

**APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (JOHNSON) Accept the offer to purchase from the City of South Milwaukee in the amount of \$60,000 cash for the County-owned property located at 2109 11<sup>th</sup> Avenue in the City of South Milwaukee, Wisconsin, as recommended by the Economic and Community Development Division. (Vote: 6-0)***

**AYES:** \*Clark, Johnson, Dimitrijevic, Rice. West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

***\*Supervisor Clark was not present at the time of roll call, but later requested to be recorded as voting aye on this item. There being no objection, it was so ordered.***

4. 05-14 From Acting Director, Economic and Community Development, regarding offer to  
(a)(b) purchase on a County-owned vacant 3.0 plus acre parcel of land located east of South 76<sup>th</sup> Street and South of West Puetz Road, Franklin, Wisconsin.  
(Tape 5A-#482)

**APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (JOHNSON) Layover so that the Economic and Community Development Division can work with House of Correction staff.***

Questions and comments ensued.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the motion to layover: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

**NOES:** 0

**ECONOMIC DEVELOPMENT**

5. 04-397 From Milwaukee Alliance, requesting an Economic Development grant in the amount of \$35,000 to support economic development activities and programs implemented in the target area bounded by Pierce Street to the North, Oklahoma Avenue to the South, Cesar Chavez to the East and Layton Boulevard to the West. **(12/6/04: Referred to Economic and Community Development Division Staff) (REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT STAFF)** (Tape 5A-#542)

**APPEARANCES:**

Leonard Jackson, Economic Development Coordinator

John Kovari, Executive Director, Milwaukee Alliance

Mr. Jackson reviewed the subject report. He advised that the Economic and Community Development Division's recommendation is that \$20,000 of economic development funds be allocated to the Milwaukee Alliance.

Mr. Kovari distributed an Executive Summary for Milwaukee Alliance (a copy of which is contained in the subject file). He provided comments relative to the use of funding.

**MOTION BY: (CLARK) Approve the \$20,000 allocation to Milwaukee Alliance.**

Questions and comments ensued.

**Vote on the motion to approve: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

**NOES:** 0

6. 04-541 From Great Wealth, LLC, requesting an Economic Development grant in the amount of \$5,000 to be used for commercial district improvements including advertising and commercial signs for the Ponderosa Steakhouse located at 2730 N. Martin Luther King Dr. **(12/6/04: Referred to Economic and Community Development Division Staff) (REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT STAFF)** (Tape 5A-#653)

## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCES:**

Leonard Jackson, Economic Development Coordinator  
Stella Love, Proprietor – Ponderosa Steak House

Mr. Leonard reviewed the subject report. He advised that the Economic and Community Development Division's recommendation is that \$3,000 of economic development funds be allocated to Great Wealth, LLC.

Stella Love provided comments relative to the visibility of the Ponderosa Steak House located at 2730 N. Martin Luther King Dr. and the need for additional signage.

***MOTION BY: (CLARK) Approve the \$3,000 allocation to Ponderosa Steak House.***

Questions and comments ensued.

Supervisor Rice indicated that he cannot support the allocation of \$3,000 because he doesn't believe that the County should give grants to proprietors or agencies that are behind in their real estate taxes. Ms. Love indicated that she is behind in her 2003 real estate taxes, however, she is in the process of paying them and intends to have all taxes paid by the middle of this year.

### **Vote on the motion to approve: 6-1**

**AYES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) - 6

**NOES:** Rice - 1

7. 04-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 5A-#695)

### **APPEARANCES:**

Leonard Jackson, Economic Development Coordinator  
Tim Russell, Acting Director, Economic and Community Development Division

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

**SCHEDULED ITEMS (CONTINUED):**

8. 05-13 From Acting Director, Economic and Community Development, informational report regarding the process for the sale of County-owned land in the Northeast Quadrant of the County Grounds. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 5A-#715)

**APPEARANCE:**

Tim Russell, Acting Director, Economic and Community Development

Mr. Russell reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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**STAFF PRESENT:**

Tim Russell, Acting Director, Economic and Community Services Division

Craig Dillmann, Real Estate Services Manager

Leonard Jackson, Economic Development Coordinator

Brian Dranzik, County Board Legislative Research Analyst

Martin Weddle, County Board Legislative Research Analyst

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 9:50 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Chief Committee Clerk

Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, February 28, 2005 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 10: Side A, #003 to EOT

TAPE No. 10: Side B, #001 to #365

PRESENT: Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

### SCHEDULED ITEMS:

### RESOLUTION

1. 04-521 Resolution by Supervisor McCue, to reprogram \$20,000 of 2004 Community Development Block Grant (CDBG) funds from Packard Avenue Community Clinic to Cudahy-St. Francis Interfaith Program for Older Adults. (Tape 10A-#018)

### APPEARANCES:

Supervisor Ryan McCue, County Board  
Ray Glowacki, Former Mayor of Cudahy  
Phyllis Dettman, Executive Director, Cudahy-St. Francis Interfaith Program  
Tim Russell, Acting Director, Economic and Community Development Division  
Glenn Bultman, Legislative Research Analyst

Supervisor McCue commented on his resolution.

Mr. Glowacki and Ms. Dettman provided comments in support of this resolution and the Cudahy-St. Francis Interfaith Program for Older Adults.

Questions and comments ensued.

***MOTION BY: (CLARK) Deny the resolution. (Vote: 2-5)***

***AYES:*** Clark and White - 2

***NOES:*** Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 5

***Motion failed.***

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (JOHNSON) Approve the resolution. (Vote: 6-1)***

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** Clark - 1

Supervisor Mayo directed the Department to establish a policy for reprogramming money and to advise the Committee when this occurs.

**HOUSING AND COMMUNITY DEVELOPMENT**

2. 05-138 From Acting Director, Economic and Community Development, requesting subordination of County Home Repair liens on the property at 7435 North Bethmaur Lane, Glendale. (Tape 10A-#457)

**APPEARANCE:**

Tim Russell, Acting Director, Economic and Community Development Division

Mr. Russell reviewed the subject report.

***MOTION BY: (WHITE) Approve.***

Questions and comments ensued.

**Vote on the motion to approve: 6-1**

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** Clark - 1

3. 05-13 From Acting Director, Economic and Community Development, informational report(s) regarding:

A. Continuation of HOME Program Consortium.

B. Community Development Block Grant (CDBG) Program.

**(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 10A-#497)

**APPEARANCE:**

Tim Russell, Acting Director, Economic and Community Development Division

Mr. Russell reviewed the subject reports.

Questions and comments ensued.

***The Committee took no action on these informational reports.***

**SCHEDULED ITEMS (CONTINUED):**

**REAL ESTATE**

4. 04-13 From Acting Director, Economic and Community Development, reporting on 2004 real estate sales activity. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 10A-#688)

**APPEARANCE:**

Craig Dillman, Manager, Real Estate Services

Mr. Dillman reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

5. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 10A-#715)

**APPEARANCE:**

Craig Dillman, Manager, Real Estate Services

Mr. Dillman reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

**ECONOMIC DEVELOPMENT**

6. 05-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects.  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved  
**(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 10A-#729)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***



**SCHEDULED ITEMS (CONTINUED):**

7. 05-36 From the Riverworks Development Corporation, requesting an Economic Development grant in the amount of \$40,000 to support the construction of the Riverworks Commerce Center. **(PRESENTATION BY RIVERWORKS CORPORATION) (Recommended Action: Refer to Economic and Community Development Division for review and recommendation)** (Tape 10B-#031)

**APPEARANCES:**

Leonard Jackson, Economic Development Coordinator  
Darryl Johnson, Executive Director, Riverworks Development Corporation

Mr. Johnson gave a presentation on the subject request.

***MOTION BY: (JOHNSON) Refer to Economic and Community Development Division and County Board staff for review and recommendation. (Vote: 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7  
**NOES:** 0

8. 05-13 From Acting Director, Economic and Community Development, informational status report regarding the process for the sale of County-owned land in the Northeast Quadrant of the County Grounds. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 10B-#175)

**APPEARANCE:**

Tim Russell, Acting Director, Economic and Community Development Division

Mr. Russell reviewed the subject report.

***The Committee took no action on this informational report.***

9. 05-13 From Acting Director, Economic and Community Development, reporting on the process of ranking and presenting a recommendation to the Economic and Community Development Committee for RFPs issued for various Park East lands. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape 10B-#243)

**APPEARANCE:**

Tim Russell, Acting Director, Economic and Community Development Division

Mr. Russell reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

**SCHEDULED ITEMS (CONTINUED):**

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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**STAFF PRESENT:**

Tim Russell, Acting Director, Economic and Community Services Division

Craig Dillmann, Real Estate Services Manager

Leonard Jackson, Economic Development Coordinator

Glenn Bultman, County Board Legislative Research Analyst

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Length of Meeting: 9:05 a.m. to 10:30 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk

Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, April 18, 2005 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 10: Side B, #369 to EOT  
TAPE No. 11: Side A, #001 to EOT  
TAPE No. 11: Side B, #001 to #616

PRESENT: Supervisors Clark, Rice, West and Mayo (Chair)  
EXCUSED: Supervisors White, Johnson and Dimitrijevic

### SCHEDULED ITEMS:

### RESOLUTION

1. 05-229 Resolution by Supervisor Mayo, expressing Milwaukee County's support of diverse labor forces, ensuring the formation of these environments maintain a proactive, open, equitable, and systemic approach in awarding bids from all segments of the contracting community. (Tape #10B-#378)

**Supervisor Clark in the Chair.**

***MOTION BY: (MAYO) Refer the resolution back to County Board staff.***

Supervisor West requested to be added as a co-sponsor of the resolution. There being no objection, it was so ordered.

**Vote on the motion by Supervisor Mayo: 4-0**

***AYES:*** Mayo, Rice, West and Clark (Chair) – 4

***NOES:*** 0

***EXCUSED:*** White, Johnson and Dimitrijevic

### REAL ESTATE

2. 05-14 From Acting Director, Economic and Community Development, regarding offer to  
(a)(c) purchase on a county-owned property located in the 6100 Block of North 116<sup>th</sup> Street, Milwaukee, Wisconsin. (Tape #10B-392)

**SCHEDULED ITEMS (CONTINUED):**

**APPEARANCE:**

Craig Dillman, Real Estate Services Manager

Mr. Dillman reviewed the subject report.

***MOTION BY: (CLARK) Accept the offer to purchase from Najjah and Nicole Abdullah in the amount of \$30,000 for the county-owned property located in the 6100 Block of North 116<sup>th</sup> Street in the city of Milwaukee as a primary offer, the offer to purchase from TAG Builders, Inc. in the amount of \$25,507 for the said property as a secondary offer and the offer to purchase from Anthony Alioto in the amount of \$19,900 for the said property as a third offer, as recommended by the Economic and Community Development Division. (Vote: 4-0)***

**AYES:** Clark, Rice, West and Mayo (Chair) - 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic

3. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape #10B-#593)

**APPEARANCE:**

Craig Dillman, Real Estate Services Manager

Mr. Dillman reviewed the subject report.

***The committee took no action on this informational report.***

**HOUSING AND COMMUNITY DEVELOPMENT**

4. 05-225 From Acting Director, Economic and Community Development, requesting subordination of County Home Repair liens on property at 4704 W. Beloit Road, West Milwaukee. (Tape #3B-#598)

**APPEARANCE:**

Gary Bottoni, Housing and Development Program Coordinator

***MOTION BY: (CLARK) Approve. (Vote: 4-0)***

**AYES:** Clark, Rice, West and Mayo (Chair) - 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic

## SCHEDULED ITEMS (CONTINUED):

5. 05-226 From Acting Director, Economic and Community Development, requesting a change in administrative authority to subordinate Home Repair Liens. (Tape #2B-#604)

**APPEARANCE:**

Gary Bottoni, Housing and Development Program Coordinator

***MOTION BY: (CLARK) Refer to County Board staff. (Vote: 4-0)***

**AYES:** Clark, Rice, West and Mayo (Chair) – 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic

6. 05-13 From Acting Director, Economic and Community Development, reporting on a Request for Proposal for an Analysis of Impediments to Fair Housing Choice. **(INFORMATIONAL) (NO ACTION REQUIRED)** (Tape #10B-#610)

**APPEARANCES:**

Tim Russell, Acting Director, Economic and Community Development Division  
Gary Bottoni, Housing and Development Program Coordinator

Mr. Bottoni reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

## ECONOMIC DEVELOPMENT

7. 05-36 From the Riverworks Development Corporation, requesting an Economic  
(a)(a) Development grant in the amount of \$40,000 to support the construction of the Riverworks Commerce Center. **(1/24/05: referred to Economic and Community Development Division for review and recommendation) (REPORT FROM DIVISION OF ECONOMIC AND COMMUNITY DEVELOPMENT, RECOMMENDING AWARD OF AN ECONOMIC DEVELOPMENT LOAN IN THE AMOUNT OF \$40,000)** (Tape #10B-#650)

**APPEARANCES:**

Tim Russell, Acting Director, Economic and Community Development Division  
Leonard Jackson, Economic Development Coordinator  
Darryl Johnson, Executive Director, Riverworks Development Corporation  
Glenn Bultman, County Board Research Analyst

Mr. Jackson reviewed the subject report.

**SCHEDULED ITEMS (CONTINUED):**

Questions and comments ensued.

***MOTION BY: (CLARK) Approve. (Vote: 4-0)***

***AYES:*** Clark, Rice, West and Mayo (Chair) – 4

***NOES:*** 0

***EXCUSED:*** White, Johnson and Dimitrijevic

8. 05-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL) (NO ACTION REQUIRED)** (Tape #11A-#71)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***The committee took no action on this informational report.***

9. 05-13 From Acting Director, Economic and Community Development, reporting on the fiscal status of the Economic and Community Development Division.
- A. Projected 2004 revenue deficit in excess of \$75,000
  - B. Projected 2005 revenue deficit in excess of \$75,000
- (INFORMATIONAL) (NO ACTION REQUIRED)** (Tape #11A-#105)

**APPEARANCES:**

Supervisor Gerry P. Broderick, 3<sup>rd</sup> District

Tim Russell, Acting Director, Economic and Community Development Division

John Martin, Treasurer's Office

Mr. Martin reviewed the subject reports.

Questions and comments ensued.

***MOTION BY: (CLARK) Receive and place on file.***

Discussion ensued as to whether or not action can be taken on an item listed as informational on the agenda.

**SCHEDULED ITEMS (CONTINUED):**

Supervisor Clark withdrew her motion.

***The Committee took no action on these informational reports.***

10. 05-13 From Acting Director, Economic and Community Development, reporting on the Park East Request for Proposals. **(INFORMATIONAL) (NO ACTION REQUIRED)**  
(Tape #11A-#445)

**APPEARANCE:**

Tim Russell, Acting Director, Economic and Community Development Division

Mr. Russell reviewed the subject report.

***The Committee took no action on this informational report.***

11. 03-323 From Superintendent, Parks Division/DPPI, requesting approval of the Ecological  
(a)(f) Restoration Plan for the northeast quadrant of the Milwaukee County Grounds.  
**(Also to Committee on Parks, Energy and Environment)** (Tape #11A-#470)

**APPEARANCES:**

Supervisor James (Luigi) Schmitt, 19<sup>th</sup> District

Greg High, Architecture, Engineering & Environmental Services, Parks Division/DPPI

Tim Russell, Acting Director, Economic and Community Development Division

Lynn Broadbus, Executive Director, Friends of Milwaukee's Rivers

Mr. High reviewed the subject report.

Questions and comments ensued.

***MOTION BY: (CLARK) Temporary layover of this item until after the vote on item 12. (Vote: 4-0)***

**AYES:** Clark, Rice, West and Mayo (Chair) – 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic

After the Committee voted on item 12, the following action was taken:

***MOTION BY: (CLARK) Approve. (Vote: 4-0)***

**AYES:** Clark, Rice, West and Mayo (Chair) - 4

**NOES:** 0

**EXCUSED:** White, Johnson and Dimitrijevic

## **SCHEDULED ITEMS (CONTINUED):**

12. 05-109 Resolution by Supervisors Schmitt, DeBruin, Borkowski, Weishan, Johnson, Dimitrijevic, Broderick, Devine, McCue and Cesarz, designating the open space portion of the fill site area as park land to be kept in a natural state and used for passive recreation purposes as well as authorizing and directing the Superintendent of Parks/DPPI and the Director of the Economic Development Division to negotiate a conservation easement agreement with the Milwaukee Metropolitan Sewerage District (MMSD) for the open space portion of the fill site and report back to the County Board for review and approval. ***(Note: The Committee on Parks, Energy and Environment, on 3/1/05, recommended approval of the said resolution by a vote of 6-1. The County Board, on 3/17/05, laidover the Parks Committee recommendation.*** (Tape #11A-#674)

### **APPEARANCES:**

Supervisor James (Luigi) Schmitt, 19<sup>th</sup> District  
Tim Russell, Acting Director, Economic and Community Development Division  
Lynn Broadbus, Executive Director, Friends of Milwaukee's Rivers  
Susan Slocum, The Park People

Supervisor Schmitt provided comments relative to the resolution.

Questions and comments ensued.

**Supervisor Clark in the Chair.**

***MOTION BY: (MAYO) Reject the resolution. (Vote: 2-2)***

Questions and comments continued.

**Vote on motion by Supervisor Mayo: 2-2**

**AYES:** Rice and Clark (Chair) - 2

**NOES:** Mayo and West – 2

**EXCUSED:** White, Johnson and Dimitrijevic

### **APPOINTMENT**

13. 05-205 From Director, Department of Administrative Services, appointing Timothy D. Russell to the position of Director of the Division of Economic and Community Development, Department of Administrative Services. (Tape #10B- #411)

### **APPEARANCES**

Linda Seemeyer, Director, Department of Administrative Services  
Tim Russell, Acting Director, Economic and Community Development Division



**SCHEDULED ITEMS (CONTINUED):**

Ms. Seemeyer provided comments relative to the subject appointment.

Questions and comments ensued.

***MOTION BY: (RICE) Approve. (Vote 2-2)***

***AYES:*** Clark and Rice - 2

***NOES:*** West and Mayo (Chair) – 2

***EXCUSED:*** White, Johnson and Dimitrijevic

***This item was taken out of order.***

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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**STAFF PRESENT:**

Tim Russell, Acting Director, Economic and Community Services Division

Craig Dillmann, Real Estate Services Manager

Leonard Jackson, Economic Development Coordinator

Glenn Bultman, County Board Legislative Research Analyst

Linda Seemeyer, Director, Department of Administrative Services

Greg High, Architecture, Engineering & Environmental Services, Parks Division/DPPI

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Length of Meeting: 9:15 a.m. to 11:45 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk

Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, May 16, 2005 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 12: Side B, #007 to #579

PRESENT: Supervisors Clark, \*White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

\*Supervisor White was not present at the time of the roll call, however, he arrived shortly thereafter.

### SCHEDULED ITEMS:

### APPOINTMENTS

1. 05-256 From County Executive, appointing David Gilbert to serve on the Milwaukee County Research Park Corporation Board of Directors for a term expiring April 21, 2008. Mr. Gilbert will be replacing Fr. Robert Wild who has declined reappointment due to scheduling conflicts. (Tape #12A-#26)

### **APPEARANCE:**

Ed Eberle, County Executive's Office

Supervisor Clark expressed concern relative to the lack of diversity of appointments made by the County Executive. She stated that all appointments, thus far, have been all White males.

**MOTION BY: (JOHNSON) Approve. (Vote: 5-1)**

Supervisor West also expressed concern relative to the lack of diversity of appointments made by the County Executive. She reiterated that every appointment within the past year, with the exception of one, a White woman, have been all White males.

**AYES:** Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 5

**NOES:** Clark - 1

**EXCUSED:** White

## **SCHEDULED ITEMS (CONTINUED):**

2. 05-267 From Director, Department of Administrative Services, appointing Robert R. Dennik to the position of Director of the Division of Economic and Community Development for Milwaukee County. (Tape #12A-#97)

### **APPEARANCE:**

Linda Seemeyer, Director, Department of Administrative Services  
Bill Drew  
Richard Dennik (Robert Dennik's son)  
Gerard Randall  
Supervisor John Weishan, 16<sup>th</sup> District

Ms. Seemeyer, Mr. Drew, Mr. Richard Dennik and Mr. Randall provided comments in support of Robert Dennik's appointment.

Questions and comments ensued.

***MOTION BY: (RICE) Approve. (Vote: 7-0)***

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 7

**NOES:** 0

## **REAL ESTATE**

3. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #12A-#404)

### **APPEARANCE:**

Craig Dillmann, Real Estate Services

***The Committee took no action on this informational report.***

4. 05-14 From Acting Director, Economic and Community Development, regarding offer to  
(a)(d) purchase on a county-owned property located at 5265 South Nicholson Avenue, Cudahy, Wisconsin. (Tape #12A-#408)

### **APPEARANCE:**

Craig Dillmann, Real Estate Services

Mr. Dillmann reviewed the subject report.

## SCHEDULED ITEMS (CONTINUED):

***MOTION BY: (CLARK) Accept the offer to purchase from Frank Shahery in the amount of \$24,900 for the county-owned property located at 5265 South Nicholson Avenue in the City of Cudahy, as recommended by the Economic and Community Development Division.***

Supervisor Johnson requested that items 4 and 5 be taken together. There being no objection, it was so ordered.

***MOTION BY: (CLARK) Accept the offer to purchase from Frank Shahery in the amount of \$24,900 for the county-owned property located at 5265 South Nicholson Avenue in the City of Cudahy AND the offer to purchase from Frank Shahery in the amount of \$74,900 for the county-owned property located at 5243-55 South Nicholson Avenue in the City of Cudahy, as recommended by the Economic and Community Development Division.***

Questions and comments ensued.

Chairman Mayo requested that Mr. Dillmann provide information as to what the buyer of the properties plan to do with the land. This information should be submitted before Board day (May 26, 2005).

**Vote on the motion by Supervisor Clark to approve items 4 and 5 together: 6-1**

***AYES:*** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

***NOES:*** White - 1

5. 05-14 From Acting Director, Economic and Community Development, regarding offer to  
(a)(e) purchase on a county-owned property located at 5243-55 South Nicholson Avenue, Cudahy, Wisconsin.

**SEE ACTION UNDER ITEM 4.**

### **HOUSING AND COMMUNITY DEVELOPMENT**

6. 05-273 From Acting Director, Economic and Community Development, requesting authorization to execute a contract with the Metropolitan Milwaukee Fair Housing Council (MMFHC) for fair housing services required in the 2005 Community Development Block Grant (CDBG) program. (Tape #12A-#450)

#### **APPEARANCES:**

Leonard Jackson, Economic Development Coordinator

William Tisdale, Executive Director, Fair Housing Council of Milwaukee

Mr. Jackson reviewed the subject report.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Approve.***

Questions and comments ensued.

**Vote on the motion to approve: 7-0**

**AYES:** Clark, White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 7

**NOES:** 0

**ECONOMIC DEVELOPMENT**

7. 05-13 From Economic and Community Development, submitting the following monthly updates:

A. Economic Development Reserve Fund Balance and Approved Projects.

B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.

**(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #12A-#509)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

8. 05ECD1 From Director, Community Business Development Partners, reporting on First Quarter 2005 Professional Services DBE Participation. **(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #12A-#521)

**APPEARANCE:**

Freida Webb, Director, Community Business Development Partners

Ms. Webb reviewed the subject report.

***The Committee took no action on this informational report.***

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Linda Seemeyer, Director, Department of Administrative Services  
Bob Dennik, Acting Director, Economic and Community Development Division  
Craig Dillmann, Real Estate Services Manager  
Leonard Jackson, Economic Development Coordinator  
Freida Webb, Director, Community Business Development Partners

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 9:43 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, June 13, 2005 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 12: Side A, #581 to EOT  
TAPE No. 12: Side B, #001 to EOT  
TAPE No. 13: Side A, #001 to #33

PRESENT: Supervisors Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

EXCUSED: Supervisor White

### SCHEDULED ITEMS:

### RESOLUTION

1. 05-229 Resolution by Supervisors Mayo and West, expressing Milwaukee County's support of diverse labor forces, ensuring the formation of these environments maintain a proactive, open, equitable, and systemic approach in awarding bids from all segments of the contracting community. (Tape #12A-#664)

Chairman Mayo stated that Supervisor Johnson would like to be added as a co-sponsor of this resolution. There being no objection, it was so ordered.

**Supervisor Clark in the Chair.**

***MOTION BY: (WEST) Approve.***

Supervisor Mayo commented on the subject resolution.

Questions and comments ensued.

Supervisor West also provided comments relative to the subject resolution. She made a friendly amendment to add the following language to line 79 of the resolution: African American Chamber of Commerce, Hispanic Chamber of Commerce, Native American Chamber of Commerce, Hmong Chamber of Commerce and the Association of Minority Contractors.

## SCHEDULED ITEMS (CONTINUED):

There was some discussion between the authors of the resolution regarding what the amended language should be. Supervisor Mayo added that the sentence, "and any other merging business entities and associations that will help to further the cause to empower people of color and women in the community" would cover those associations and entities mentioned by Supervisor West.

### Vote on the motion by Supervisor West as amended: 6-0

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo - 6

**NOES:** 0

**EXCUSED:** White

### REAL ESTATE

2. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape 12B-#21)

#### **APPEARANCE:**

Robert Dennik, Director, Economic and Community Development Division

Questions and comments ensued.

***The Committee took no action on this informational report.***

3. 05-14 From Acting Director, Economic and Community Development, regarding offer to  
(a)(f) purchase on a county-owned vacant land located to the rear of 4354 South 45<sup>th</sup> Street, Greenfield, Wisconsin. (Tape #12A-#51)

#### **APPEARANCE:**

Robert Dennik, Director, Economic and Community Development Division

***MOTION BY: (CLARK) Accept the offer to purchase from William and Noemi Lugo in the amount of \$3,800 for the county-owned vacant land located to the rear of 4354 South 45<sup>th</sup> Street in the City of Greenfield, as recommended by the Economic and Community Development Division. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White



SCHEDULED ITEMS (CONTINUED):

HOUSING AND COMMUNITY DEVELOPMENT

4. 05-226 From Acting Director, Economic and Community Development, requesting a change in administrative authority to subordinate Home Repair Liens. **(4/18/05: Referred to County Board staff) (REPORT FROM COUNTY BOARD STAFF)** (Tape #12B-#67)

**APPEARANCES:**

Glenn Bultman, County Board Research Analyst

Mr. Bultman provided comments in support of the subject request.

**MOTION BY: (JOHNSON) Approve. (Vote: 6-0)**

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

ECONOMIC DEVELOPMENT

5. 05-21 From Owner, Jewel Currie, requesting a grant in the amount of \$40,000 from the Brownfield Redevelopment capital account to assist with redevelopment of the property located at 502 West Garfield Avenue **(PRESENTATION BY JEWEL CURRIE) (Recommended Action: Refer to Economic and Community Development Division for review and recommendation).** (Tape #12A-#589)

**APPEARANCES:**

Leonard Jackson, Economic Development Coordinator  
Jewel Currie

Mr. Currie provided a presentation on the subject request.

Chairman Mayo requested that Mr. Currie provide the Committee with copies of remnants or drawings.

**MOTION BY: (CLARK) Refer to Economic and Community Development Division for review and recommendation. (Vote: 6-0)**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

***(This item was taken out of order.)***

**SCHEDULED ITEMS (CONTINUED):**

6. 05-36 From Capta, LLC/Martin Distributors, LLC, requesting a grant in the amount of \$40,000 from the Economic Development Fund to assist with redevelopment of a food warehouse located at 2930 West Center Street. **(PRESENTATION BY GREGORY MARTIN) (Recommended Action: Refer to Economic and Community Development Division for review and recommendation).** (Tape #12A-#621)

**APPEARANCES:**

Leonard Jackson, Economic Development Coordinator  
Gregory Martin

Mr. Martin provided a presentation on the subject request.

***MOTION BY: (CLARK) Refer to Economic and Community Development Division for review and recommendation.***

Questions ensued.

**Vote on the motion by Supervisor Clark: 6-0**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

Chairman Mayo requested that Mr. Martin also provide the Committee with copies of remnants or drawings.

***(This item was taken out of order.)***

7. 05-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects.  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.  
**(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #12B-#97)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

***The Committee took no action on this informational report.***

## SCHEDULED ITEMS (CONTINUED):

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters.

8. 05-14 From Director, Economic and Community Development, reporting on the results of  
(a)(g) issuing a Request for Proposals for the sale and development of Block 26 in the Park East Corridor located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee. (Tape #12B-#225)

***MOTION BY: (CLARK) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on Item 8. (Vote: 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

The Committee adjourned into closed session at approximately 9:30 a.m. and reconvened in open session at approximately 9:45 a.m. The same six Committee members were present as before. Supervisor White was excused.

### **APPEARANCES:**

Robert Dennik, Director, Economic and Community Development Division

Gerald Baker, Milwaukee County Real Estate Agent

Richard Curto, CEO, RSC & Associates

Art Del Muro

Norman Barrientos

Mr. Dennik provided comments relative to the subject request.

Mr. Curto, Mr. Del Muro and Mr. Barrientos provided a presentation on the subject request.

Questions and comments ensued at length.

## SCHEDULED ITEMS (CONTINUED):

Supervisor Johnson requested that Mr. Curto address a Wall Street Journal article, dated April 10, 2002 regarding Prime Group Realty Trust, a company that went Bankrupt in Chicago where Mr. Curto was employed as the CEO. He also requested that Mr. Curto address an issue relative to the Prime Group Realty Trust Company having a contract to do some work at Union Station in Chicago and not fulfilling the terms of that contract. He also referenced another article, brought to his attention by a constituent, regarding the Prime Group Realty Trust Company dated May 1, 2002.

Mr. Curto advised that the company did have some financial difficulties; however, he left the Prime Group Realty Trust Company before the Union Station project was completed and therefore, had no part in the contract not being fulfilled which resulted in individuals not being paid.

Supervisor Clark requested that County Board Research staff provide the Committee with a copy of the April 10, 2002 Wall Street Journal article and the May 1, 2002 article referenced by Supervisor Johnson.

At the request of Supervisor Rice, Mr. Curto provided comments relative to his views on the Milwaukee market regarding condominium sales and made general comments about Milwaukee's downtown residential condo market.

Chairman Mayo expressed interest in the ethnic make up of the firms of RSC and Associates, Morgan Group, Inc. and Legat & Barrientos Architects.

***MOTION BY: (CLARK) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on Item 8. (Vote: 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

The Committee adjourned into closed session again at approximately 10:20 a.m. and reconvened in open session at approximately 11:10 a.m. The same six Committee members were present as before. Supervisor White was excused.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Remove from the Economic Development Division packet Exhibit "C" and reference to it, pursuant to State Statute 19.35(1), and State Statute 19.85(1)(e) as the document is an exception to the public records and open meetings laws because it involves competitive or bargaining issues involved with deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business. (Vote: 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

Supervisor Clark requested that the Committee remove Exhibit "C" from their packet. There being no objection, it was so ordered. Committee members removed Exhibit "C" from their packets and passed them to Chairman Mayo, who indicated that he will personally dispose of them. Chairman Mayo also requested that anyone present at the meeting with a copy of the packet should remove Exhibit "C" and pass it to him as well.

***MOTION BY: (RICE) That the Committee on Economic and Community Development recommend to the County Board of Supervisors acceptance of the proposal from RSC and Associates, Morgan Group, Inc., with Legat & Barrientos Architects, in the amount of \$2,725,000 and authorize the Director of Economic and Community Development to grant them an initial nine (9) month option subject to the terms and conditions of the RFP, after Corporation Counsel approval. Further, that the County Executive and County Clerk be authorized to execute a Warranty Deed for Lots 1 & 2 of the subject Block 26, inclusive of the bisecting alley area pursuant to the terms and conditions of the option and RFP should the option be exercised. And further, that the County Executive and the County Clerk and/or other appropriate County officials be authorized to execute, after Corporation Counsel approval, any and all instruments, rights of entry, documents that are called out in the RFP and required to implement the intent of this resolution.***

Supervisor Johnson distributed to Committee members the two articles he referenced in his earlier comments (a copy of each article is contained in the subject file).

**Vote on the motion by Supervisor Rice: 5-1**

**AYES:** Clark, Dimitrijevic, Rice, West and Mayo (Chair) - 5

**NOES:** Johnson - 1

**EXCUSED:** White

**SCHEDULED ITEMS (CONTINUED):**

**COMMUNITY BUSINESS DEVELOPMENT PARTNERS**

9. 05-300 From Director, Community Business Development Partners, relative to the 2005 Goal Program for Disadvantaged Business Enterprise (DBE) involvement for Milwaukee County funded construction, professional services, time and material, and other applicable procurement. **(Also to Transportation, Public Works and Transit)** (Tape #12B-#155)

**APPEARANCE:**

Mildred Hyde-Demoze, Community Business Development Partners

Ms. Durham, Committee Clerk, advised that the Transportation and Public Works and Transit Committee approved this item with a vote of 6-0 at its meeting on June 8, 2005.

Ms. Hyde-Demoze reviewed the subject goals and requested the Committee's approval.

Supervisor Clark requested the DBE goals for the previous seven years. In addition, Supervisor Rice requested documents relative to the actual experiences (historic compliance) with the goals.

Questions and comments ensued.

**MOTION BY: (CLARK) Approve. (Vote: 6-0)**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

***(This item was taken out of order.)***

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Mildred Hyde-Demoze, Community Business Development Partners

Bob Dennik, Acting Director, Economic and Community Development Division

Gerald Baker, Real Estate Agent

Leonard Jackson, Economic Development Coordinator

**SCHEDULED ITEMS (CONTINUED):**

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 11:20 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, July 11, 2005 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 13: Side A, #38 to EOT  
TAPE No. 13: Side B, #001 to #444

PRESENT: Supervisors \*Clark, White, \*Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

EXCUSED: Supervisors Clark and Johnson were not present at the time of the roll call, but arrived shortly thereafter.

### SCHEDULED ITEMS:

### RESOLUTION

1. 05-358 A Resolution by Supervisor Mayo to unfreeze \$65,000 in the Economic Development Reserve Fund. **(Also to Committee on Finance and Audit.)** (Tape #13A-#50)

#### **APPEARANCE:**

Glenn Bultman, County Board Legislative Research Analyst  
Supervisor John F. Weishan, 16<sup>th</sup> District

Mr. Bultman provided the history of the Economic Reserve Fund and commented on the subject resolution.

#### **Supervisor Clark in the Chair.**

Supervisor Mayo provided comments relative to the subject resolution.

Supervisor Weishan provided an amendment to the subject resolution as follows:

Amend the BE IT FURTHER RESOLVED clause beginning on Line 31 as follows:

BE IT FURTHER RESOLVED, that the Director, Department of Administration, is authorized and directed to prepare an appropriation transfer to allocate \$20,000 of the \$65,000 of "unfrozen" Economic Development Reserve funds to the ~~Appropriations for Contingencies, (Org. Unit 1945).~~ War Memorial Center, (Org. Unit 1914), for the purpose of developing a Master Plan for the War Memorial, which



## SCHEDULED ITEMS (CONTINUED):

will include a study of long-term space needs and identification of possible new revenue generating opportunities.

Discussion ensued.

***MOTION BY: (JOHNSON) Approve the resolution.***

***MOTION BY: (WHITE) Approve the amendment by Supervisor Weishan as set forth above.***

Discussion continued.

**Vote on approval of amendment: 6-1**

***AYES:*** Mayo, White, Johnson, Dimitrijevic, West and Clark (Chair) - 6

***NOES:*** Rice - 1

***MOTION BY: (MAYO) Approve the resolution as amended. (Vote: 6-1)***

***AYES:*** Mayo, White, Johnson, Dimitrijevic, West and Clark (Chair) - 6

***NOES:*** Rice – 1

## **HOUSING AND COMMUNITY DEVELOPMENT**

2. 05-352 From Director, Economic and Community Development, requesting authorization to issue a Request for Proposal (RFP) to identify the availability of private-sector office space for the Milwaukee County Department on Aging.  
**(Also to Committee on Health and Human Needs.)** (Tape #13A-#371)

### **APPEARANCE:**

Bob Dennik, Director, Economic and Community Development

Ara Garcia, Milwaukee County Department on Aging

***MOTION BY: (CLARK) Deny the resolution.***

Discussion ensued at length.

Chairman Mayo requested that the Committee Clerk contact the Corporation Counsel's Office to answer legal questions raised by the Committee.

Supervisor Clark withdrew her motion; however, she stated that the Behavioral Health Division (BHD) is on a bus line and there is ample parking; therefore, she would like staff to look into the feasibility of moving the Department on Aging to the BHD.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (WHITE) Approve the subject request.***

Discussion continued.

Supervisor Dimitrijevic requested a memo from staff advising of the amount Milwaukee County currently pays Schlitz Park for the lease of the Department on Aging and a copy of the RFP identifying the availability of private-sector office space, as well as any County-owned space available.

The Committee Clerk commented that she was unsuccessful in contacting the Corporation Counsel's Office via telephone.

**Vote on the motion by Supervisor White to approve: 5-2**

***AYES:*** White, Dimitrijevic, Rice, West and Mayo (Chair) - 5

***NOES:*** Clark and Johnson – 2

3. 05-362 From Director, Economic and Community Development, requesting approval of the Housing and Urban Development (HUD) Cooperation Agreement for all federally funded housing programs. (Tape #13A-#656)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator  
Glenn Bultman, County Board Legislative Research Analyst  
Gary Bottoni, Housing and Development Program Coordinator

Mr. Jackson reviewed the subject request.

Questions and comments ensued at length.

***MOTION BY: (CLARK) Add an addendum to the Cooperation Agreement stating that Milwaukee County is requesting a 50-50 split of the CDBG funds.***

Questions and comments continued.

**Vote on the motion by Supervisor Clark: 6-1**

***AYES:*** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) – 6

***NOES:*** Rice - 1

***MOTION BY: (CLARK) Approve as amended. (Vote: 6-1)***

**SCHEDULED ITEMS (CONTINUED):**

**AYES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) - 6  
**NOES:** Rice - 1

**REAL ESTATE**

4. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13B-#376)

**APPEARANCE:**

Craig Dillmann, Manager, Real Estate Services

Questions and comments ensued.

***The Committee took no action on this informational report.***

**ECONOMIC DEVELOPMENT**

5. 05-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects.  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.  
**(INFORMATIONAL ONLY- UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
Tape #13B-#434)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

***The Committee took no action on this informational report.***

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Bob Dennik, Director, Economic and Community Development Division  
Leonard Jackson, Economic Development Coordinator  
Gary Bottoni, Housing and Development Program Coordinator  
Ara Garcia, Milwaukee County Department on Aging

**SCHEDULED ITEMS (CONTINUED):**

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 10:45 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk  
Committee on Economic and Community Development

Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, September 12, 2005 - 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

### MINUTES

TAPE No. 13: Side B, #446 to EOT  
TAPE No. 14: Side A, #001 to #649

PRESENT: Supervisors White, Johnson, Dimitrijevic, Rice, \*West, and Mayo (Chair)

EXCUSED: Supervisor Clark. \*Supervisor West was not present at the time of the roll call, but arrived shortly thereafter.

### SCHEDULED ITEMS:

#### ECONOMIC DEVELOPMENT

1. 05-13 From Economic and Community Development, submitting the following monthly updates:
  - A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.

**(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #13B-#458)

#### APPEARANCES:

Leonard Jackson, Community Development Program Coordinator  
Craig Dillmann, Real Estate Services Manager

Mr. Jackson reviewed the subject report, a copy of which is contained in the subject file. Mr. Dillmann answered questions raised by Chairman Mayo regarding the amount of money received from the Park East project.

***The Committee took no action on this informational report.***

2. 05-36 From Capta, LLC/Martin Distributors, LLC, requesting a grant in the amount of  
(a)(b) \$40,000 from the Economic Development Fund to assist with redevelopment of a food warehouse located at 2930 West Center Street. **(6/13/05: Referred to Economic and Community Development Division for review and recommendation) (REPORT FROM ECONOMIC AND COMMUNITY DEVELOPMENT DIVISION RECOMMENDING AWARD OF AN ECONOMIC DEVELOPMENT GRANT IN THE AMOUNT OF \$30,000)** (Tape #13B-#483)

## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCES:**

Leonard Jackson, Community Development Program Coordinator  
Gregory Martin, Principal, Capta LLC

Mr. Jackson reviewed the subject report.

Questions and comments ensued.

Mr. Martin provided comments relative to the redevelopment of the food warehouse.

***MOTION BY: (JOHNSON) Approve.***

Questions and comments ensued.

**Vote on the motion by Supervisor Johnson. 6-0**

**AYES:** White, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** Clark

Chairman Mayo requested that Mr. Martin provide the committee with monthly reports regarding the status of their building.

3. 05ECD3 From Director, Community Business Development Partners, reporting on Second Quarter 2005 Professional Services DBE Participation. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Also to the Committees Transportation, Public Works & Transit and Finance & Audit) (Tape #13B-#527)

### **APPEARANCE:**

Jaime Morice, DBE Manager

Mr. Morice reviewed the subject report, a copy of which is attached to the original of these minutes.

Questions and comments ensued.

***The Committee took no action on this informational report.***

## **REAL ESTATE**

4. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY**

## SCHEDULED ITEMS (CONTINUED):

**THE COMMITTEE** (Tape #13B-#547)

**APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

Questions and comments ensued.

***The Committee took no action on this informational report.***

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters.**

5. 05-14 From the Director of Economic and Community Development reporting on the results and recommendations of issuing a Request for Proposals for the sale and development of Block 2, East of the Milwaukee River, in the Park East Corridor, located between North Broadway, North Milwaukee and North Water Streets and East Ogden Avenue in the City of Milwaukee. (Tape #13B-#567)

**APPEARANCES:**

Craig Dillmann, Real Estate Services Manager

*Representatives from Ryan Companies, RSC and Associates, with Legat & Barrientos Architects* (Richard Curto, Norman Barrientos, Denise Patton and Art Del Muro)

Welford Sanders, Executive Director, Martin Luther King Development Corp.

Supervisor John Weishan, County Board, 16<sup>th</sup> District

Pamela Fendt, Good Jobs and Livable Neighborhoods Coalition

Bob Dennik, Director, Economic and Community Development Division

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

The above individuals from Ryan Companies, RSC and Associates, with Legat & Barrientos provided a 15-minute overview of their proposal.

Questions and comments ensued.

Committee members expressed concerns relative to affordable housing.

## SCHEDULED ITEMS (CONTINUED):

Supervisor West indicated that she wants to ensure that each aspect of the PERC is being complied with; therefore, she requested that County Board staff prepare a report, within a month, regarding affordable housing in Milwaukee County.

Supervisor White requested that staff review what was laid out in the PERC regarding affordable housing and if any recommendations were made as to how to achieve those recommendations that would not hinder developers. He also indicated that he is interested in knowing if any discussion occurred with those individuals who voted on and ranked the proposals about considerations for achieving those objectives pertaining to affordable housing.

Mr. Sanders indicated that the Full Spectrum team was not present due to an article published in the newspapers indicating that the developer for the Block 2 parcel had already been selected and also because they (Full Spectrum) never received notice of today's meeting and that their proposal would be heard. Mr. Sanders proceeded to provide comments relative to the benefits of the Full Spectrum proposal.

Chairman Mayo indicated that he received a faxed letter from Full Spectrum about ten minutes before this meeting and would make sure that each County Board Supervisor receives a copy.

Mr. Dillmann explained the process by which the recommended proposer was selected.

Committee members expressed concerns relative to Full Spectrum not being contacted to let them know that their proposal would be discussed at today's meeting.

***MOTION BY: (WHITE) Adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on item 5. (Vote: 4-0)***

**AYES:** White, Johnson, Rice and Mayo (Chair) - 4

**NOES:** 0

**EXCUSED:** Clark, Dimitrijevic and West

The Committee adjourned into closed session at approximately 10:15 a.m. and reconvened in open session at approximately 11:40 a.m. Supervisors White, Johnson, Dimitrijevic, Rice, West and Mayo were present.



**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (RICE) Approve the recommendation from Economic and Community Development Division staff to accept the proposal from Ryan Companies, RSC and Associates, with Legat & Barrientos, Architects, in the amount of \$3,514,000 and the authorization for the Director of Economic and Community Development to grant them the nine (9) month option subject to the terms and conditions of the RFP, after Corporation Counsel approval.***

***MOTION BY: (WHITE) Layover until this Committee has had an opportunity to receive a full presentation from Full Spectrum and that the layover be to the call of the Chair for a special meeting.***

Comments ensued.

Supervisor White requested that staff provide a report back at the Special Meeting on the following:

- Written terms of the process governing Milwaukee County when the County makes a request from the State for a waiver.
- The principles governing the sale of downtown commercial land (i.e. City of Milwaukee).
- Comparative dollar amount based on the Spectrum proposal using the County's revenue dollars to do affordable housing vs. what we're obligated to do (a side by side comparison of what that dollar amount would be if this was done in the Spectrum proposal vs. Milwaukee County doing it after receiving the proceeds).
- Information on the ranking process for proposals.

Comments continued.

Supervisor Rice requested that staff also provide a report back at the Special meeting on the following:

- Details regarding the developers' fees, management fees that might be a part of their proposals on an on-going basis and the gross and net profits on each of the proposals.

Chairman Mayo thanked staff and indicated that this process has been open and clean.

**Vote on the motion by Supervisor White to layover. (4-2)**

***AYES:*** White, Johnson, Dimitrijevic and West - 4

***NOES:*** Rice and Mayo (Chair) - 2

***EXCUSED:*** Clark

**SCHEDULED ITEMS (CONTINUED):**

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Bob Dennik, Director, Economic and Community Development Division  
Craig Dillmann, Manager, Real Estate Services  
Leonard Jackson, Economic Development Coordinator  
Jaime Morice, DBE Manager

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:10 a.m. to 12:00 noon

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk  
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Thursday, September 22, 2005 - 3:00 P.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 14: Side A, #651 to EOT  
TAPE No. 14: Side B, #001 to EOT  
TAPE No. 15: Side A, #001 to 560

PRESENT: Supervisors Clark, White, Johnson, Dimitrijevic, Rice, West, and Mayo (Chair)

#### SCHEDULED ITEMS:

#### ECONOMIC DEVELOPMENT

**The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters.**

1. 05-14 From the Director of Economic and Community Development reporting on the results  
(a)(h) and recommendations of issuing a Request for Proposals for the sale and development of Block 2, East of the Milwaukee River, in the Park East Corridor, located between North Broadway, North Milwaukee and North Water Streets and East Ogden Avenue in the City of Milwaukee. **(9/12/05: Laidover for additional information from Economic and Community Development Division staff and a presentation by Full Spectrum of NY, LLC.)** (Tape #14A-#657)

#### **APPEARANCES:**

Yvonne Isaac, Vice President, Director of Operations, Full Spectrum of NY, LLC  
Carlton Brown, Chief Operating Officer and Owner, Full Spectrum of NY, LLC  
Welford Sanders, Executive Director, Martin Luther King Development Corp.)  
Marvin Pratt, Chairperson of the Park East Community Advisory Committee  
Karen Roister, Vice Chairperson of the Park East Community Advisory Committee  
Pamela Fendt, Member of the Park East Community Advisory Committee  
Curtis Harris, Member of the Park East Community Advisory Committee  
Craig Dillmann, Real Estate Services Manager  
Bob Dennik, Director, Economic and Community Services Division

**SCHEDULED ITEMS (CONTINUED):**

Rich Curto, RSC and Associates  
Norman Barrientos, RSC/Barrientos  
Alan Bombick, Legat & Barrientos Architects  
Glenn Bultman, County Board Research Analyst  
Bill Domina, Milwaukee County Corporation Counsel

Representatives from Full Spectrum, LLC provided a power point presentation.

Questions and comments ensued.

Mr. Pratt provided comments in support of Full Spectrum, LLC.

Mr. Dillmann reviewed the report submitted by the Economic and Community Development Division addressing questions and concerns raised by Committee members at the September 12, 2005 Economic and Community Development meeting. Mr. Dennik also addressed questions/concerns raised by the Committee at the September 12<sup>th</sup> meeting.

Questions and comments ensued.

***MOTION BY: (RICE) Approve the recommendation previously submitted by Economic and Community Development Division staff to accept the proposal from Ryan Companies, RSC and Associates, with Legat & Barrientos, Architects, in the amount of \$3,514,000 and the authorization for the Director of Economic and Community Development to grant them the nine (9) month option subject to the terms and conditions of the RFP, after Corporation Counsel approval.***

Chairman Mayo advised that an amendment (Amendment I) offered by Supervisors Dimitrijevic, Coggs-Jones, Johnson, White, West, Broderick and DeBruin is before the Committee.

Supervisor Dimitrijevic commented on the above amendment and requested the Committee's approval.

***MOTION BY: (DIMITRIJEVIC) Approve Amendment 1 to add a BE IT FURTHER RESOLVED clause as follows: "BE IT FURTHER RESOLVED, that \$1 million of the net proceeds from this sale be placed in a new account to be named the Milwaukee County Inclusive Housing Fund and to be used to carry out the housing provisions of the Park East Redevelopment Compact (PERC);"***

Questions and comments continued.

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (RICE) Layover the amendment to the call of the Chair and allow the Department to provide a substantive report on the demand for affordable housing, the coordination of this fund that is envisioned with the CED fund that has been created and the ability of the existing PERC to fund capacity to supply such housing. (Vote: 1-6) FAILED***

**AYES:** Rice - 1

**NOES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) – 6

***MOTION BY: (RICE) Refer the amendment to the Committee on Finance and Audit. (Vote: 1-6) FAILED***

**AYES:** Rice - 1

**NOES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) – 6

Questions and comments ensued regarding the proposed amendment and whether or not County policy regarding the PERC would be changed if the amendment is approved.

Mr. Bultman and Bill Domina provided comments relative to the approval of the proposed amendment and County policy.

**Vote on approval of amendment. 6-1**

**AYES:** Clark, White, Johnson, Dimitrijevic, West and Mayo (Chair) – 6

**NOES:** Rice – 1

***MOTION BY: (CLARK) Approve the recommendation previously submitted by Economic and Community Development Division staff to accept the proposal from Ryan Companies, RSC and Associates, with Legat & Barrientos, Architects, in the amount of \$3,514,000 and the authorization for the Director of Economic and Community Development to grant them the nine (9) month option subject to the terms and conditions of the RFP, after Corporation Counsel approval, as amended.***

Supervisor Johnson provided comments relative to both proposals (RSC and Associates, with Legat & Barrientos, Architects and Full Spectrum, LLC) being good ones; and thereafter, offered a second amendment (Amendment 2).

***MOTION BY: (JOHNSON) Approve Amendment 2 offered by Supervisor Dimitrijevic to add a BE IT FURTHER RESOLVED clause as follows: “BE IT FURTHER RESOLVED, that due to the success of selling the first and second parcels of Park East land and the robust downtown real estate market, the Milwaukee County Board of Supervisors hereby authorizes and directs the Director of Economic Development to appraise and release the parcels located between W. Juneau***

**SCHEDULED ITEMS (CONTINUED):**

***Avenue, North 4<sup>th</sup> Street, West McKinley Avenue, and North 6<sup>th</sup> Street and issue request for proposals with responses of the request for proposal due 90 days from the adoption of this resolution;"***

Questions and comments ensued regarding the Department's authority to appraise and release the above-mentioned parcels.

Supervisor Dimitrijevic commented on the intent and the spirit of Amendment 2.

Questions and comments continued.

**Vote on approval of Amendment 2: 2-5 (FAILED)**

**AYES:** Johnson, Dimitrijevic - 2

**NOES:** Clark, White, Rice, West and Mayo (Chair) – 5

**Vote on approval of the proposal as amended (Amendment 1): 6-1**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** White – 1

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Bob Dennik, Director, Economic and Community Development Division

Craig Dillmann, Manager, Real Estate Services

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 3:00 p.m. to 5:00 p.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk

Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

## COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, October 24, 2005 - 9:00 A.M.

**Milwaukee County Courthouse - Room 201-B**

### MINUTES

TAPE No. 15: Side B, #001-EOT  
TAPE No. 16: Side A, #001 to #018

PRESENT: Supervisors White, Johnson, Dimitrijevic, Rice, \*West, and Mayo (Chair)

\*Supervisor West was not present at the time of the roll call, but arrived shortly thereafter.

### SCHEDULED ITEMS:

After the roll call, Ms. Durham introduced Ms. Jodi Mapp, who joined the County Board effective today as a Committee Clerk.

Ms. Mapp provided comments relative to her career with Milwaukee County.

### HOUSING AND COMMUNITY DEVELOPMENT

1. 05-362 An adopted resolution requesting approval of the Housing and Urban Development (HUD) Cooperation Agreement for all federally funded housing programs. **(Adopted 7/28/05) (REPORT FROM DIRECTOR, ECONOMIC AND COMMUNITY DEVELOPMENT REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM for 2006)** (Tape #15B-#36)

A. **\*\*\*PUBLIC HEARING\*\*\***

Relating to Housing and Community Development general needs and past performance. (Tape #15B-#46)

**Ms. Durham read the public hearing statement, a copy of which is contained in the subject file. The Chairman asked if anyone from the public wished to comment. No one appeared.**

**The Public Hearing was closed, after which the Committee proceeded to consider Item 1B.**

- B. 2006 Action Plan and CDBG/HOME Funding Timetable (Information Only)

## SCHEDULED ITEMS (CONTINUED):

### **APPEARANCES:**

Gary Bottoni, Housing and Development Program Coordinator  
Leonard Jackson, Economic Development Coordinator

Questions and comments ensued relative to 1 and 1B.

### **ECONOMIC DEVELOPMENT**

2. 05-13 From Economic and Community Development, submitting the following monthly updates:  
A. Economic Development Reserve Fund Balance and Approved Projects.  
B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.  
**(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #15B-#217)

### **Supervisor Clark in the Chair.**

### **APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Jackson reviewed the subject report, a copy of which is contained in the subject file.

Questions and comments ensued.

***The Committee took no action on this informational report.***

3. 05ECD4 From Director, Economic and Community Development, a report relating to negotiations for a guarantee of the tax incremental financing (TIF) proposed by the City of South Milwaukee for Bucyrus International. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #15B-#253)

### **Supervisor Clark in the Chair.**

### **APPEARANCE:**

Dan Schrieber, Fiscal and Management Analyst, Economic Development, DAS  
Leslie Sperber, Fiscal Analyst, DAS  
Supervisor Ryan McCue (8<sup>th</sup> District)  
Glenn Bultman, Research Analyst, County Board

Mr. Schrieber reviewed the subject report, a copy of which is attached to the original of these minutes.



## SCHEDULED ITEMS (CONTINUED):

Questions and comments ensued.

Mr. Schrieber and Ms. Sperber answered questions raised by Committee members.

Mr. Bultmann provided information requested relative to the history of the General Electric and Midwest Express deals.

Supervisor Mayo requested that County Board staff provide information relative to how a tax incremental financing (TIF) works and also where the money is going. This item will be brought back before the Committee in the November cycle. Supervisor Dimitrijevic expressed interest in knowing if the TIF is going to be used for public improvement or a subsidy and how long it will take to pay off a \$16 million TIF.

Supervisor White expressed an interest in job preservation and new or expansion of job opportunities.

Supervisor McCue stated that Bucyrus is a well-established company and has been in existence for 125 years; and in South Milwaukee for over 100 years. He provided further comments relative to job creation.

Questions and comments continued.

Chairperson Clark advised that the Committee expects a lot more information before an informed decision can be made.

Supervisor White requested that the information include an assessment of the diversity of their labor force by ethnicity and gender.

Supervisor White requested information regarding the financial history (3 to 5 years) of South Milwaukee.

Supervisor West requested that the Committee receive a copy of the public hearing notice for November 15<sup>th</sup> with all the specifics.

***The Committee took no action on this informational report.***

### REAL ESTATE

4. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #15B-#595)

#### **APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

## SCHEDULED ITEMS (CONTINUED):

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

Questions and comments ensued.

***The Committee took no action on this informational report.***

5. 05-14 From Director, Economic and Community Development, reporting on the status of issuing a Request for Proposals for the sale and development of Block 4, West of the Milwaukee River, in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4th Street, and West Juneau Avenue in the City of Milwaukee. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #15B-#600)

**APPEARANCE:**

Craig Dillmann, Real Estate Services Manager

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

Questions and comments ensued.

***The Committee took no action on this informational report.***

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### **STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst  
Gary Bottoni, Housing and Development Program Coordinator  
Craig Dillmann, Manager, Real Estate Services  
Leonard Jackson, Economic Development Coordinator

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**SCHEDULED ITEMS (CONTINUED):**

Length of Meeting: 9:00 a.m. to 10:00 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk  
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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Chairperson: Supervisor Michael Mayo, Sr.  
Clerk: Linda Durham, 278-4225  
Research Analyst: Glenn Bultman, 278-5276

**COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT**

**Monday, December 5, 2005 - 9:00 A.M.**

**Milwaukee County Courthouse - Room 201-B**

**M I N U T E S**

TAPE No. 16: Side A, #20-398

PRESENT: Supervisors Clark, Johnson, Dimitrijevic, Rice, West, and Mayo (Chair)  
EXCUSED: Supervisor White

**SCHEDULED ITEMS:**

**ECONOMIC DEVELOPMENT**

1. 05-36 From Director, Economic and Community Development, requesting a County  
(a)(c) Economic Development grant to assist in the redevelopment of a property located at 502-08 West Garfield Avenue. (Tape #16A-#46)

**APPEARANCES:**

Leonard Jackson, Economic Development Coordinator  
Bob Dennik, Director, Economic and Community Development  
Glenn Bultman, County Board Legislative Research Analyst  
Jewel Currie  
Lamar Franklin

Mr. Jackson reviewed the subject report, a copy of which is contained in the subject file.

***MOTION BY: (JOHNSON) Amend the Economic and Community Development staff recommendation from \$15,000 to \$20,000.***

Questions and comments ensued.

**Vote on the motion by Supervisor Johnson: 6-0**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

**SCHEDULED ITEMS (CONTINUED):**

***MOTION BY: (CLARK) Approve as amended. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

Mr. Currie and Mr. Franklin thanked the Committee for approving this item and provided brief comments.

2. 05-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects.
  - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**  
(Tape #16A-#200)

**APPEARANCE:**

Leonard Jackson, Economic Development Coordinator

Mr. Leonard reviewed the subject report, a copy of which is contained in the subject file.

***The Committee took no action on this informational report.***

**REAL ESTATE**

3. 05-13 From Manager, Real Estate Services, reporting on the status of 2005 excess property sales. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #16A-#213)

**APPEARANCE:**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

Questions ensued.

***The Committee took no action on this informational report.***

## SCHEDULED ITEMS (CONTINUED):

4. 05-565 From Director, Economic and Community Development, requesting approval of a revision of a deed restriction on a previous sale of former freeway land located at 320 East St. Paul Avenue, Milwaukee, Wisconsin. **(Also to the Committee on Transportation, Public Works & Transit for Informational purposes)** (Tape #16A-#245)

**APPEARANCE:**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

***MOTION BY: (WEST) Approve. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

5. 05-14 From Director, Economic and Community Development, regarding offer to purchase  
(a)(i) for County-owned vacant land located to the rear of 4902 West State Street, Milwaukee, Wisconsin. **(Also to the Committee on Transportation, Public Works & Transit for Informational purposes)** (Tape #16A-#284)

**APPEARANCE:**

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

***MOTION BY: (CLARK) Accept the offer to purchase from John Stoss in the amount of \$4,000 and conveyance of a small strip of County-owned land located to the rear of 4902 W. State Street in the City of Milwaukee, as recommended by the Economic and Community Development Division. (Vote 6-0)***

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

**NOES:** 0

**EXCUSED:** White

6. 05-566 From Director, Economic and Community Development, requesting approval of an amendment to the Fitness Development Associates, LLC lease of a parcel of land on County grounds for additional parking. (Tape #16A-#316)

**APPEARANCE:**

Craig Dillmann, Manager, Real Estate Services

## SCHEDULED ITEMS (CONTINUED):

Mr. Dillmann reviewed the subject report, a copy of which is contained in the subject file.

***MOTION BY: (RICE) Approve.***

Questions ensued.

**Vote on the motion to approve. 6-0**

***AYES:*** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

***NOES:*** 0

***EXCUSED:*** White

Supervisor Rice requested a copy of the appraisal before Board Day (December 15, 2005).

### **COMMUNITY BUSINESS DEVELOPMENT PARTNERS**

7. 05-513 From Director, Community Business Development Partners, requesting approval to implement the 2006 Goal Program for Disadvantaged Business Enterprise (DBE).  
**(Also to Committee on Transportation, Public Works and Transit)** (Tape #16A-#347)

**APPEARANCE:**

Freida Webb, Director, Community Business Development Partners

Ms. Webb distributed an additional report containing a five-year history of DBE goals approved by the Milwaukee County Board since 1999 and actual DBE achievements during that same period.

Ms. Webb reviewed the subject report, a copy of which is contained in the subject file.

Committee members pointed out that the 2006 DBE Goal for Procurement on line 25 of the resolution should be changed to 17%.

***MOTION BY: (JOHNSON) Approve and make the correction to the resolution.***

Chairman Mayo requested that Ms. Webb provide a report containing a breakdown of the last three years (per year) of DBE participation in each area vs. the total accumulation for a five-year period before Board Day.

**SCHEDULED ITEMS (CONTINUED):**

**Vote on the motion to approve, as modified. 6-0**

**AYES:** Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) – 6

**NOES:** 0

**EXCUSED:** White

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**STAFF PRESENT:**

Glenn Bultman, County Board Legislative Research Analyst

Bob Dennik, Director, Economic and Community Development

Craig Dillmann, Manager, Real Estate Services

Leonard Jackson, Economic Development Coordinator

Freida Webb, Director, Community Business Development Partners

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This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:15 a.m. to 9:40 a.m.

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Adjourned,

*Linda Durham*

Linda Durham, Committee Clerk

Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
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